



SHEDS – RESIDENTIAL

Below you will find a summary of code requirements for sheds based upon the 2012 International Residential Code.

WHERE CAN THE SHED BE LOCATED?

- Sheds may not be placed in any easements.
- Shall not be located any closer than 5 feet from the rear and rear side lot line.
- Shed cannot be larger than the principal building.
- Cannot exceed more than 35% of the lot area.

GENERAL REQUIREMENTS

- Submit a detailed drawing.
- Concrete slab it shall be a minimum of 4” thick on top of a minimum of 4” CA-6 gravel or an approved base designed for that type of shed.
- If installing a gravel base for shed fabric must be laid with a minimum 4” compacted gravel base.
- All sheds shall be ventilated.
- Storage shed shall be secured to the ground at all corners.
- Any electrical work shall be detailed on plans at time of submittal.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed Permit Application including the project cost.
- Three Certified Copies of the Plat of Survey with the location of the shed.
- Contractors Proposal or a Copy of Shed Brochure and Materials List.
- Include a Copy of Plan Showing Structural Members with all Measurements.
- Homeowner’s Association Approval Letter.

WHAT HAPPENS NEXT?

We will contact you by phone or email within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash, checks or credit card.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees and all inspections plus a \$12.00 filing fee.

WHAT INSPECTIONS ARE REQUIRED?

Completion (including method of anchoring).